



Unit 9, Glenmore Business Centre, Witney, Oxon OX29 0AA
TO LET - £12,000 p.a.x.

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Unit 9, Glenmore Business Centre

Windrush Park, Witney, Oxfordshire, OX29 0AA

TO LET - £12,000 p.a.x.

LOCATION

Strategically located on the A40, approx. 12 miles west of Oxford, Witney is an attractive market town offering good communications on both a local and national level. Conveniently situated just off Range Road and with easy access to both the B4047 and A40, the premises are located in the heart of the Glenmore Business Centre. As you enter the estate take the first left and the unit will be found on the right at the end of the terrace.

DESCRIPTION

Constructed from a steel portal frame with concrete block elevations, Unit 9 is end-terraced and benefits from a manually operated roller shutter door and 3 phase electrics. Accommodation is arranged over 2 floors with open-plan workshop across the ground floor and a further work space and office at 1st floor.

The unit benefits from 2 parking spaces.

ACCOMMODATION

The following dimensions are approximate only:

Ground Floor

Workshop: 26'3" x 20'10"

WC

First Floor

Office: 17' x 15'

Workshop with Kitchenette: 15'4" x 13'7"

Total G.I.F.A. approx. 1,105 sq.ft. (102.65 sq.m.)

TENURE

A new lease is available for a minimum of 3 years outside the Landlord & Tenant Act 1954, under full repairing terms.

DEPOSIT

A 3 month deposit will be required.

SERVICE CHARGE & BUILDINGS INSURANCE

Approx. £300 p/a. Buildings Insurance approx. £500 p/a

BUSINESS RATES

Rateable Value - £14,250.

NOTE: Small Business Rates Relief may be available.

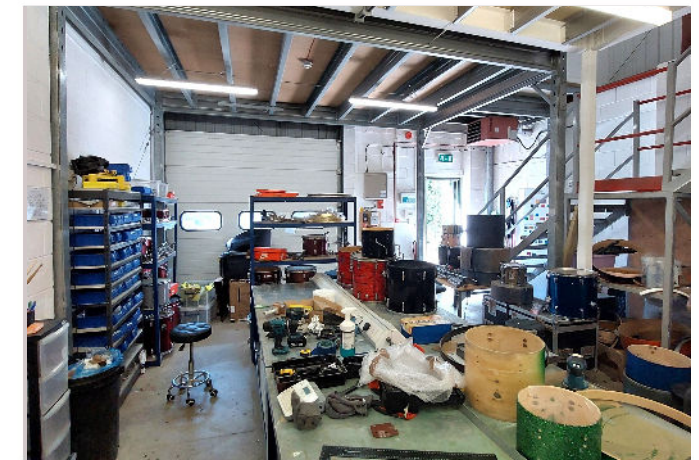
VAT - VAT is not payable.

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of - D

AGENT'S NOTE - The premises are not suitable for car mechanics / repairs.

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